174.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	662,400 / 662,400
					USE VALUE:	662,400 / 662,400
					ASSESSED:	662,400 / 662,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BYRNE JANE
Owner 2:	ORCUTT TIMOTHY S
Owner 3:	
Street 1:	7 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NELSON CHARLES ALEXANDER -
Owner 2:	-
Street 1:	7 ARGYLE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,885 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1627 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3885.000	285,700	1,100	375,600	662,400
Total Card	0.089	285,700	1,100	375,600	662,400
Total Parcel	0.089	285,700	1,100	375,600	662,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.25 | /Parcel: 407.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116145

GIS Ref

GIS Ref

Insp Date 08/31/18

Parcel ID 174.0-0005-0002.0

!13536!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,800	1100	3,885.	375,600	662,500	662,500	Year End Roll	12/18/2019
2019	101	FV	228,800	1100	3,885.	370,200	600,100	600,100	Year End Roll	1/3/2019
2018	101	FV	236,000	0	3,885.	284,400	520,400	520,400	Year End Roll	12/20/2017
2017	101	FV	236,000	0	3,885.	268,300	504,300	504,300	Year End Roll	1/3/2017
2016	101	FV	236,000	0	3,885.	246,800	482,800	482,800	Year End	1/4/2016
2015	101	FV	223,000	0	3,885.	230,700	453,700	453,700	Year End Roll	12/11/2014
2014	101	FV	223,000	0	3,885.	212,500	435,500	435,500	Year End Roll	12/16/2013
2013	101	FV	216,300	0	3,885.	212,500	428,800	428,800		12/13/2012

PRINT

Date	Time
12/11/20	03:28:28

LAST REV

Date	Time
10/02/18	15:01:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13536

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON CHARLES	44538-87		1/26/2005		464,000	No	No		
KINCAID COLIN/E	26239-529		4/19/1996		211,750	No	No		Y

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	852	Re-Roof	15,600	C				
6/12/2012	728	Add Bath	8,015					HBATH & INT WORK
4/14/2010	312	Manual	6,000					STAIRS / LANDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
3/14/2009	Inspected	345	PATRIOT
11/24/2008	Measured	345	PATRIOT
7/25/2007	MLS	HC	Helen Chinal
4/26/2000	Inspected	264	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3885		Sq. Ft.	Site		0	70.	1.38	6									375,585						375,600	

Total AC/HA: 0.08919 | Total SF/SM: 3885 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 375,585 | Spl Credit | Total: 375,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	82800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388233
Depreciation:	102494
Depreciated Total:	285740

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

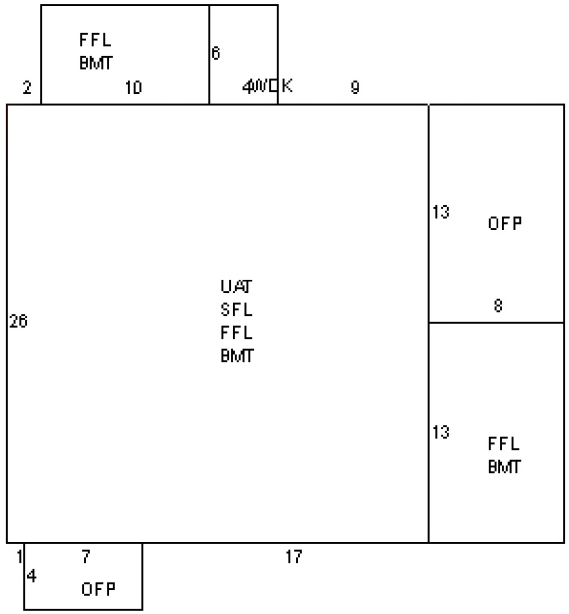
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	110.01
Final Total:	285700	Val/Su SzAd	195.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	814	49.610	40,385
FFL	First Floor	814	165.380	134,616
SFL	Second Floor	650	165.380	107,494
UAT	Upper Attic	163	115.760	18,811
OFP	Open Porch	132	28.420	3,751
WDK	Deck	24	15.680	376

Net Sketched Area:	2,597			Total:	305,433
Size Ad	1464	Gross Are	3084	FinArea	1627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	4X8	A	AV	2018	12.25	T	1	101			400			400
19	Patio	D	Y	1	16X10	A	AV	2016	4.59	T	5	101			700			700

More:	N	Total Yard Items:	1,100	Total Special Featues:	Total: 1,100